

December 9, 2005

Project Narrative- Ardizzone Residence

We are requesting a hardship building setback variance of **thirty (30) feet** to the east property line of our lot. Due to natural washes running through the property that split it into two (2) segments of the buildable area of the subject property. This variance will allow us to better place our home in an area that is more conducive and practical in working with the natural split of the wash and extensive NAOS areas. This variance will also allow us to build as far away as possible from the hazardous lower areas that are more prone to flooding and causing a detrimental environment for my family as well as preserving the natural desert landscaping.

1) Special circumstances/conditions exist which do not apply to other properties in the district.

The condition of the washes that splits through our property was naturally created by Mother Nature in the buildable area of our lot. By preserving the natural environment and for the safety of our family, this makes the building of a home impossible due to the area left as buildable and safe. These washes force us to design a practical home that puts the children's bedrooms further from the flood prone areas. The property currently has two frontages. The main arterial frontage on Davis is on the south side of the lot. The frontage to the eastern boundary line is a minor secondary frontage that is posing the **hardship**. Again, this area is the furthest from the flood prone area.

2) Authorizing the variance is necessary for the preservation and enjoyment of substantial property rights.

Considering that we are on two and one half acres (2 ½) of land, over one third (1/3) of the property area is either a natural wash or NAOS designated. This variance will allow my growing family of six (6) to safely use the north eastern most areas of our lot safely. This **thirty (30) foot** variance towards the eastern property line will allow my family to live and play safely by staying clear of any NAOS and/or flood prone areas, thus preserving the natural flow of the wash and preservation of the higher desert environment.

3) Special circumstances were not created by the owner or applicant.

The split in the natural flow of the wash that runs through our property was naturally created in the buildable area of our lot. Similarly to question number one, the two (2) washes running through our property takes up over one third (1/3) of our usable area. Our family is simply requesting to move easterly by **thirty (30) feet** on our property, away from the flood zone area and towards a higher ground. By building our home near

a hazardous flood plane area, we are doing everything possible to build away from this area and to stay within the footprint that Mother Nature has allowed us without disturbing any of her creations. In addition, per our civil engineers analysis, we are not allowed to change, alter or disturb the flow of the two (2) washes running through our property. In summary, we are left with a very difficult **hardship** that may have hazardous implications to my family in the future due to flooding.

4) Authorizing the application will not be materially detrimental to persons residing or working in the vicinity, to the adjacent property, to the neighborhood, or to the public welfare in general.

By granting the **thirty (30) foot** variance towards the east property line, the natural preservation of the washes will not be disturbed. It will allow for the safety of my family and preserve the consistency of the existing washes and NAOS areas on the property. By granting this variance, the natural flow of the wash allows a more reasonable water flow downstream from our property and will have less of an impact of water damages to properties southwest of our lot due to not having to re-routing of the washes. The variance takes into account the neighbors to the east and to the north of our property as well. This thirty (30) foot variance will positively assist all properties that the washes affect.

